

Property at 00613 HUCKLEBERRY HILL RD

Prop ID 2810613

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Administrative Information

Owner name: GROUTEN WEBSTER MOORE III &
 Second name: HENRY SAMANTHA CATHRYN
 Address: 613 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810613 Neigh.: Zone: R30 Vol: 722 Page: 1257

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Sep-2018	
Resident Land	.92	94,500			Sale price: 375,000	
Resident Dwelling	1.00	195,730			Sale valid:	
Resident Outbldg	1.00	2,800			Values	
					Mkt value :	
Resident Excess	.26	1,370			Cost value: 420,571	
Summary			Utilities		Sales ratios	
Total assessments		294,400	Water	Connecticut	Cost/sale : 1.1215	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		294,400	Gas	None	Assmt/sale: .7851	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.260	7,500	1,950		1,950	1,365
Residual		11,326					
1.180 acres				Total land value		136,950	95,865

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	30	C	Finish bsmt sz	600
Garage	22	Attached 2 car	Addtn'l fixtures	2
Area Over Gar.	99	None	Whirlpools	
Basement	01	Full	Living area	1,386
Bsmt Fin Qual	05	Living Area W/ A	# Living Units	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1924	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	936
Basement	Full		169,670
Heating	Yes	A/C Yes	4,890
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			209,806
Other Features		M Stks RR	31,318
Sub-Total			430,184
Grade	C	Factor 1.0000	430,184
CDU		C&D Factor 1.00	430,184
Depreciation		35 %	279,620
		Computed cost value @ 70%	195,734

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	FRUF Frame upper full	450	37,679
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	FRFF Frame first floor	440	50,372
P Porches, Patios, Decks	DECK Wood deck	250	6,623
P Porches, Patios, Decks	DECK Wood deck	220	5,828
P Porches, Patios, Decks	DECK Wood deck	120	3,179
L Living Area	AIR Air conditioning	450	1,368
L Living Area	AIR Air conditioning	600	1,824
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	440	1,338
Total additions			209,806

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	22	12	264	30.00	2015	C	7,920	50	4,000
Utility Shed									
Value at 70%			2,800				Value at 100%		4,000

